

Application Review Checklist Subdivision

Applicant Name	Sno-Drum LLC		
Date	8/23/06	Fee Paid?	\$450.00
Number of Lots	8		
Map & Lot	Map 3 Lot 27		
Reviewed By	Stuart Marckoon, Adm. Asst. to the Selectmen		

Application Requirement	Yes?	No?	Comments
1. Title and purpose of the subdivision;	X		
2. Scale, date, North Point, and geographical location;	X		
3. Boundaries of the parcel to include remaining portions of owner's land;	X		
4. Names of owner(s), engineer(s), and surveyor(s);	X		
5. A statement specifying the land use proposed for the subdivision in general and each functional unit in particular, specifying any covenants imposed, with a description of the character of the structures and their location on the parcel, and drawings of elevations and floor plans for each proposed structure;	X		
6. Names and addresses of owners of abutting properties and location of their abutting properties, indicating structures within 200 feet of the common boundary;	X		Identified in written document, but not on plans
7. Existing and final proposed lines and dimensions of lots, streets, ways, fire zone parking areas, easements, and public or common areas within the subdivision;	X		
8. Sufficient data to determine the location, direction and length of every street and way line, lot line and boundary line, and to establish these lines on the ground;	X		

Application Requirement	Yes?	No?	Comments
9. Name, location, width, profile and cross-section, radius of curves of all existing and proposed streets, and the design for traffic control. This shall include profiles of the center lines of proposed streets separate from the plan diagram, at a horizontal scale of 1 inch equals 5 feet, or adjusted to the standard-sized mylar, with all elevations referred to U.S.G.S., DATUM or other permanently established benchmark;	X		
10. Kind, location, profile and cross-section of all existing and proposed drainage;	X		
11. Location, with dimensions, of natural and man-made features, affecting the subdivision, such as water bodies, streams, swamps, wooded areas, ditches, highways, buildings, community recreational resources, historic sites, landscaping, wooden screens, vegetated buffers, amount of deforestation required, etc.;	X		
12. Location, with dimensions, of utilities, electrical lines, existing right of ways, etc.;	X		Did not see where utility poles are planned in subdivision
13. Plans for water supply adequate to meet the needs of the proposed subdivision and the requirements of this ordinance;	X		
14. Plans for fire protection (see Section 12D4);	X		No correspondence yet from fire chief.
15. Plans for needed waste water and sewage disposal along with all backup information to support the validity of the waste water and sewage disposal concepts. A statement from a certified geologist, registered civil engineer, or licensed soil evaluator is required for this purpose;	X		
16. Topographical map if the ground is more than 5% or less than 1% in ground slope;	X		
17. A list of construction items to be completed before the sale of lots (e.g., streets, streetlights, culverts, fire hydrants, fire zone parking areas, etc.);	X		
18. Suitable space to record, on the Plan, final approval by the Board, with conditions, if any, and also the date of approval;	X		

Application Requirement	Yes	No	Comments
19. Certification by a licensed surveyor or equivalent authority;	X		
20. a. Water supply system proposals contained in the Plan shall be approved in writing by a) the servicing Water Department if existing water service is to be used, b) the State of Maine Department of Human Services if the applicant proposes to provide a central water supply system, or c) a civil engineer registered in the State of Maine if individual wells serving each building site are to be used. The Board may also require the applicant to submit the results of water quality tests as performed by the Department of Human Services.	X		Indicated in narrative, but only "C" applies.
20. b. Sewage disposal system proposals contained in the Plan shall be properly endorsed and approved in writing by a) the State of Maine Department of Human Services if a central sewage collection system is to be used or if individual septic tanks are to be installed by the applicant, or b) the Maine Department of Environmental Protection if the Town system to be used is inadequate by State standards and the waste generated is of a significant nature.	X		Indicated in narrative, but neither case would seem to apply
20. c. If the proposed subdivision in any way falls within the jurisdiction of and is subject to review by the State of Maine Department of Environmental Protection, then approval of that agency shall be secured in writing before submission of the Plan.	X		Permit by rule for stream crossing
20. d. Approved fire protection plan;	X		Awaiting fire chief approval
21. Sufficient evidence that the proposed subdivision does not violate: a. The Town's Floodplain Management Ordinance; or b. The DEP Storm Water Management Plan	X		
22. Required fees;	X		
23. Other information required by the Board			Unknown

Application on initial review is X complete incomplete